

YOUR NEXT
SMART
BUSINESS
MOVE



Bangalore's New Commercial Landmark

By

JAINHEIGHTS™
STYLE & STATURE

BETTER BUSINESS begins here...

Elegant ground floor entrance lobby in Glass & Marble.

Typical floor lift lobby with Glass and Granite.

Well decorated landscape at Ground and Terrace level.

Roof top Dining space, Outdoor Gym, Game area, Party lawn deck.

Modular Design.

Security Surveillance & Building Automation.

Owing to the noteworthy success of Solus, we decided to expand the scope of premium business. Hence, with the sole motive for becoming central Bangalore's new retail and commercial hub, we present you Solus2, an embodiment of refined infrastructure and innovation, that would make the perfect success statement for your business.

WHY CHOOSE US for your business?

150,440 sq.ft. of premium retail and office spaces

Modular design with 15,600 sq.ft. floor plate

Option to own spaces from 1120 - 1660 sq.ft.

Flexible internal layout for spaces

Floor to floor height – 3mts.

State of the art, modern construction technology

Elegant glass & steel structure

Sculpted landscape

Covered car parking

3 high speed elevators

Rooftop cafeteria / Dining Space / Outdoor Gym / Game Area / Party Deck

Ground + 9 storey tower

WHY DID WE CHOOSE Bengaluru?

Fastest growing metropolis

Hub for industries like IT, Biotechnology, Aerospace, Telecom etc.,

No.1 place to do business, as per CNN

Receives the highest FDI amongst all states in the country





ABOUT SOLUS2

Welcome to Solus2, a commercial space that would give wings to your dreams. A place that boasts of supreme architecture and a business-friendly environment. Located in the heart of the city's trading district, it's the perfect place to make your business ready for the next big leap to success. Make this embodiment of status and power yours today!

Located off J.C. Road, in the heart of Bangalore's trading district

An excellent combination of premium retail and office spaces

Supreme architecture that reflects power and status

Elegant structure of glass & steel with meticulous attention to detail

Contemporary business meets sophisticated ambience



make a move
for better **BUSINESS**

WHAT'S NEW IN THE RETAIL SPACE?

- Approximately 15,600 sq. ft.
- All around glazed structure
- Exclusive entries to each space
- Sculpted landscapes on all sides
- Freedom to customise the design layout



WHAT'S NEW IN THE OFFICE SPACE?

11 modular spaces varying 1120 - 1660 sq.ft. on each floor

Freedom to customise internal layouts

A grand entrance with designer lifts

3 high speed lifts

Glazing that protects against noise and heat

Floor to floor height- 3mts

Rooftop cafeteria / Outdoor Gym / Game Area / Party Deck

Ample car parking

COMMON FEATURES

- 100% Power back up for common area and office units
- Covered car parking
- 24 X 7 Security with intercom
- Round the clock security
- HVAC provisions
- Electrical system
- Water management system
- Fire fighting system

INTERNAL SPECIFICATIONS

FLOORING

- Ground floor corridor comprises marble. Typical floor corridors comprises granite
- Toilet flooring with anti-skid ceramic tiles and cladding 4.5 feet from FFL
- Utility room flooring and skirting with anti-skid ceramic tiles
- Toilet wash basins to have granite counters
- Staircases with skirting:
 - Basement to ground floor – Flooring of Kota stone and railing with MS sections
 - Ground floor to first floor – Flooring with granite and railing with SS sections
 - Typical floors – Kota stone and railing with MS sections
- Lift lobby
 - Basement to ground floor – Granite flooring and cladding
 - Ground floor – Marble flooring and cladding with the marble
 - Typical floor - Granite flooring and cladding
- IPS flooring for the office space

- Smooth plastering in all the internal walls of the office rooms
- Ceiling finish will be provided based on customer request
- Corridors with false ceiling & light points
- Fittings : EWC with health faucet, wash basin with granite counter top and CWS connection in the utility room
- Internal doors – Sal wood frame with laminated door
- Toughened glass for the main door with locking facility
- All PVC Ventilators with exhaust fans
- All toilets and utility room will be provided with electrical switches / points
- Fixed glass in the corridors as per the architectural drawing
- All shaft covered with louvers / bison board / jalli



WHAT ARE THE TECHNICAL HIGHLIGHTS

- Seismic zone II & wind speed of 33m/sec complaint
- Post tensioned RC framed structure
- Light weight block masonry and glazing as per design
- Power supply: 1 KVA per 100 sq.ft. of super built area
- Unit size approximately ranging from 1120 - 1660 sq.ft.
- Floor to floor height 3.0 meters
- Fire escape staircase
- Separate wash room facilities for each unit
- Separate room dedicated as utility room with the provision of cold water supply that can be made pantry or store room
- Spacious common lobby with three high speed passenger elevators
- Two level basement + Ground + First + 8 Typical floors + Usable terrace space
- Automatic 3 passenger's lifts of Standard make with hi-tech security systems
- Well decorated interiors for all passenger lifts

WHY IS IT THE MOST DESIRABLE LOCATION?

The construction is off J.C. Road which is one of the biggest commercial and crowded streets of Bangalore. Over the years, with the evolution of commerce in the city, many important landmarks have been developed around the place such as BBMP Head Office, Bangalore Town Hall and Ravindra Kalakshetra.

M.G. ROAD - 3kms	VIDHANA SOUDHA - 4kms
UB CITY - 2.5kms	ELECTRONIC CITY - 10kms
INDIRANAGAR - 6kms	NEAREST POLICE STATION - 2kms
JAYANAGAR - 3kms	NEAREST ATM - 500mts
RAILWAY STATION - 4kms	NEAREST BANK - 200mts
BUS TERMINUS - 3kms	NEAREST RESTAURANT - 200mts
CITY MARKET - 1.5kms	





LAYOUT PLAN

GROUND FLOOR

Type	Saleable Area	Unit
Unit A-G	4305	Sft
Unit B-G	2200	Sft
Unit C-G	6805	Sft

FIRST FLOOR PLAN

Type	Saleable Area	Unit
Unit A-1	1502	Sft
Unit B-1	1225	Sft
Unit C-1	1166	Sft
Unit D-1	1055	Sft
Unit E-1	1092	Sft
Unit F-1	1220	Sft
Unit G-1	995	Sft
Unit H-1	970	Sft
Unit I-1	1130	Sft
Unit J-1	985	Sft
Unit K-1	890	Sft





TYPICAL FLOORS 2nd TO 9th FLOOR

Type	Saleable Area	Unit
Unit A-2 to A-9	1662	Sft
Unit B-2 to B-9	1595	Sft
Unit C-2 to C-9	1545	Sft
Unit D-2 to D-9	1402	Sft
Unit E-2 to E-9	1512	Sft
Unit F-2 to F-9	1616	Sft
Unit G-2 to G-9	1316	Sft
Unit H-2 to H-9	1280	Sft
Unit I-2 to I-9	1352	Sft
Unit J-2 to J-9	1212	Sft
Unit K-2 to K-9	1120	Sft



TERRACE FLOOR PLAN





The JAIN HEIGHTS Advantage

With over a decade of innovation and excellence, Jain Heights & Structures has been a trendsetter and leader in the real estate development of Bangalore and is the name behind many of the city's residential and commercial landmarks.

Driven by passion and focussed on enriching lives with Style & Stature, we set new standards in innovation, design, quality and value.

When you buy Jain Heights you make an investment in a superlative lifestyle and enduring value - an investment that we honour with a lifetime of commitment.

FOR ENQUIRIES & BOOKING CALL US ON

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Project by:

JAINHEIGHTS™
STYLE & STATURE

With:

 **Sankeshwara**
Your dream is our reality

 **CREDAI**
BENGALURU



Project Location:

Diagonally Opposite Solus, Off J.C Road, Bangalore- 560 027

Disclaimer: This brochure is conceptual & is not a legal offering. The developers reserve the right to make changes in project elevations, specifications and amenities.